



# Multifamily Selling and Servicing Guide

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### 604.03 Additional Disclosure

For MBS issued after December, 2017, Mortgage Loans with characteristics or terms that differ from the standard characteristics described in the Multifamily MBS Prospectus and the Annex A may require transaction-specific information to be added to the standard disclosure documents through a process called “Additional Disclosure.” See the Additional Disclosure Guidance ([Form 4098](#)) for guidance on matters that may require Additional Disclosure.

The Lender must disclose any Additional Disclosure features to the MBS Investor prior to entering into the Rate Lock (see Required Practices in [Part IV A, Chapter 3: Committing, Section 302: Requirements for Rate Lock and Commitment](#)) as these features may affect the performance assumptions and risk factors associated with the MBS.

When the Lender marks a Mortgage Loan for Additional Disclosure in C&D, Fannie Mae reviews the Loan Documents to determine whether Additional Disclosure is required. In some cases, Fannie Mae may determine that Additional Disclosure is not required and that the standard Prospectus and Annex A are sufficient. In other cases, Fannie Mae may determine that Additional Disclosure is required, either through:

- an Addendum to the Multifamily MBS Prospectus; or
- a footnote on Annex A.



## Glossary

### A

**Additional Disclosure** Part of the disclosure package published by Fannie Mae when issuing an MBS.

**Synonyms**

- Special Disclosure

**Additional Disclosure Guidance** Fannie Mae Multifamily Additional Disclosure Guidance ([Form 4098](#)) listing common loan characteristics that may require Additional Disclosure.

**Synonyms**

- Special Disclosure Guidance

### C

**Commitment** Contractual agreement between Fannie Mae and the Lender where Fannie Mae agrees to buy a Mortgage Loan from the Lender at a future date in exchange for an MBS, or at a specific price for a Cash Mortgage Loan, and the Lender agrees to Deliver that Mortgage Loan to Fannie Mae.

**Synonyms**

- Committed
- Commitments

### L

**Lender** Person approved by Fannie Mae to sell or service Mortgage Loans.

**Synonyms**

- Lenders
- Lender's



**Loan Documents** All documents evidencing, securing, or guaranteeing the debt obligation executed for a Mortgage Loan and approved by Fannie Mae.

**Synonyms**

- Loan Document
- Mortgage Loan Document
- Mortgage Loan Documents

## **M**

**MBS** Mortgage-Backed Security

**MBS Investor** For MBS Mortgage Loans, either a Third Party MBS Investor for Lender-Arranged Sales, or the Multifamily Trading Desk.

**Mortgage Loan** Mortgage debt obligation evidenced, or when made will be evidenced, by the Loan Documents or a mortgage debt obligation with a Fannie Mae credit enhancement.

**Synonyms**

- Mortgage Loans

## **R**

**Rate Lock** Agreement between the Lender and the Investor containing the terms of the Lender-Arranged Sale or Multifamily Trading Desk trade of the Mortgage Loan and the MBS terms and conditions relating to the underlying MBS, if applicable, which may be documented via a recorded telephone conversation.

**Synonyms**

- Rate Locks

**Required Practices** Required practices for committing and delivering Mortgage Loans.